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ABSTRACT

With the increasing pace of school construction, knowing how much a school should cost can facilitate effective new-school planning. To help with this process, this document provides new-construction costs as figured for the State of Georgia. The estimates include costs per square foot for elementary schools, middle schools, and high schools, as well as extra expenses, such as additions to classrooms, media rooms and laboratories, and physical education facilities. Support areas, such as administrative suites, kitchens, cafeterias, and restrooms are likewise estimated. This document also discusses what educators can expect in the way of architect fees and contingencies, as well as estimated renovation costs of buildings varying widely in age. The construction of the physical plant must also be estimated and costs per square foot for roofing, heating, ventilation, and air-conditioning are supplied. (RJM)

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CONSTRUCTION COSTS

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GEORGIA DEPARTMENT OF EDUCATION
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NEW CONSTRUCTION COSTS

ELEMENTARY SCHOOLS

New School Construction	$45.00 sq. ft.
Additions:	
Classrooms	$44.00 sq. ft.
Media and Laboratories	$48.00 sq. ft.
Physical Education	$32.00 sq. ft.

MIDDLE SCHOOLS

New School Construction	$46.00 sq. ft.
Additions:	
Classrooms	$44.00 sq. ft.
Media and Laboratories	$48.00 sq. ft.
Physical Education	$40.00 sq. ft.

HIGH SCHOOLS

New School Construction	$50.00 sq. ft.
Additions	
Classrooms	$44.00 sq. ft.
Media and Laboratories	$48.00 sq. ft.
Physical Education	$40.00 sq. ft.

Support Areas--The following costs apply ***only*** if the entire area represents ***new construction*** rather than an expansion of an existing area.

Administrative Area	$ 44.00 sq. ft.
Kitchen	$100.00 sq. ft.[1]
Cafeteria	$ 60.00 sq. ft.
Restrooms	$ 65.00 sq. ft.[2]
Circulation for new laboratory or media additions	$ 44.00 sq. ft.[3]

Architect's Fees (Maximum)	6 percent
Contingencies (Maximum)	5 percent

RENOVATION COSTS

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[1] Includes cost for new fixed kitchen equipment.

[2] This square footage allowance will be adjusted by the additional sq. ft. provided for circulation and restrooms in the calculation for new classrooms.

[3] Sufficient square footage for circulation and restrooms is included in the formulas for classroom additions and for new schools.

Eligible Renovation Costs--(Based on the date the building was constructed and occupied.)

Buildings occupied **prior to 1950** will earn up to:	$20,000 per instructional unit
Buildings occupied between the years **1951-1967** will earn up to:	$15,000 per instructional unit
Buildings occupied between the years **1968-1980** will earn up to:	$12,000 per instructional unit
Buildings occupied between the years **1981-1985** will earn up to:	$ 1,000 per instructional unit

Renovation costs for schools where renovation has been previously funded and renovation needs in buildings occupied after 1985 will not be eligible for state capital outlay participation; however, cost estimates for any renovation activity which may be needed must be included in the facilities plan and in any capital outlay application submitted by the system.

Architect's Fees (Maximum)	6 percent
Contingencies (Maximum)	15 percent

MAJOR MODIFICATIONS

The following costs represent the ***maximum*** amount allowed for each of the activities. Adjustments will be made downward in the actual costs per square foot allowed based on the architect's description of the actual work planned.

ROOF $5.00/sq. ft.[4]

HVAC $4.50 to $6.50 sq. ft.[5]

KITCHEN--additions to existing kitchen

New Area $85.00 sq. ft. *[Total costs (incl. equipment) must not exceed*

Existing Area $50.00 sq. ft. *formula costs for constructing a new kitchen]*

Approvable Fixed Equipment (To be determined based on need and size of school)

MEDIA, CLASSROOM, MUSIC, ART, SCIENCE, ETC. MODIFICATIONS --
The total of all renovation and modification costs (previously funded or current need) may not exceed the state formula costs for new construction (addition or new school formula as appropriate).[6]

CANOPIES -- Cost per sq. ft. not to exceed 50% of new construction costs.[7]

Architect's Fees (Maximum) 6 percent
Contingencies (Maximum) 15 percent

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[4] The maximum eligible cost per square foot will be adjusted downward for different kinds of roofing systems (e.g. shingles, built-up, etc.)

[5] Adjustments will be made within the range of state costs based on the architect's description of the type of heating, ventilation, and/or air conditioning systems to be installed.

[6] Renovation and other modification costs in the same building (planned or already funded) will be included in the calculations to determine the maximum costs eligible for state participation.

[7] Maximum costs will be allowed only if a **permanent** canopy that matches or resembles the existing buildings is planned. Adjustments will be made in the maximum eligible costs based on the architect's description of the type and size of the canopy to be constructed. State participation will be limited to a maximum of 2,000 sq. ft. for canopies and/or walkways at any single school.